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Community Development Department

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Village of Westmont Planning and Zoning Commission August 3, 2016 - Minutes

The Village of Westmont Planning and Zoning Commission held its regular meeting on Wednesday, August 3, 2016 at 7:00pm, at the Westmont Village Hall, 31 W. Quincy Street, Westmont, Illinois 60559.

Chair Ed Richard led in the following:

(1) Call to Order

(2) Roll Call

In attendance: Chair Ed Richard, Commissioners Craig Thomas, Gregg Pill, Thomas Sharp, Doug Carmichael, Secretary Wallace Van Buren, Community Development Director Jill Ziegler

Absent: Commissioner Janis Bartel.

(3) Pledge of Allegiance.

(4) Swearing in of testifying attendees and reminder to sign in.

(5) Reminder to silence all electronic devices.

(6) Approval of Minutes of the June 15, 2016 meeting.

MOTION to approve the June 15, 2016 minutes.

Motion by: Pill

Second by: Thomas

VOTING A

Van Buren--Yes

Thomas--Yes

Sharp--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.

(7) Open Hearing

Old Business

PZ 16-011 The Harp Group, Inc. regarding the property located at 3500 Midwest Road, Oak Brook, IL 60523 for the following:

(A) Map Amendment request to rezone from B-3 Special Business District to a Planned Development Overlay District in the underlying B-3 Special Business District with the following exceptions from the Zoning Code:

1. Exception to increase the maximum FAR for an 18 acre land area.
2. Exception to the minimum lot area required for a multiple family residential construction for an 18 acre land area.
3. Such other waivers as may be necessary to facilitate the development of the 18 acre parcel.

(B) Special Use Permit request to permit residential dwelling units in the B-3 Special Business District.

(C) Zoning Code Variance request to increase the maximum number of signs permitted in the B-3 Special Business District for an 18 acre land area.

(D) Zoning Code Variance request to to reduce the total required number of parking spaces for an 18 acre land area.

(E) Preliminary Concept Plan approval for the new construction of a natatorium and a multi-family residential apartment building including a site and landscaping plan for an 18 acre land area.

(F) Preliminary Plat of Subdivision approval for an 18 acre land area.

Motion to continue this item to August 17, 2016.

Motion by: Pill

Second by: Van Buren

VOTING

Van Buren--Yes

Sharp--Yes

Thomas--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.

New Business

PZ 16-019 Peak Custom Homes LLC regarding the properties located at 224 and 226 West Burlington Avenue, Westmont, IL 60559 for the following:

- (A) Zoning Code Variance request for relief from the minimum square feet per building in the R-5 General Residence District.
- (B) Zoning Code Variance request for relief from the maximum allowable density in the R-5 General Residence District.
- (C) Site and Landscaping Plan approval to build two new single-family semi-detached dwellings.

PRESENTATION: Demetris Panos and Tim Davis, under contract to purchase this property dependent on approval. They presented that they would need the variance to develop the property and they feel the development will considerably improve the location. They received staff comments back on Thursday and made revisions based on those comments.

STAFF COMMENT: Ziegler mentioned they are requesting two variances, engineering feels the project can move forward to meet requirements, and changes include a less deep driveway, moving building and adding trees. They would recommend the architecture be further undulated.

PUBLIC COMMENT: Andy Copel, recently purchased 222 W Burlington and agrees that the current building there is an eyesore and inquired about a two story building being built on the small lot and what is the timeline.

Reply: Applicant noted the timeline would be 6 months based on permitting with construction starting in late fall.

Chairman Richard: mentioned there is a 6ft 4 inch setback from property line.

COMMISSIONER COMMENT:

Carmichael: asked about the change in the number of air conditioning units. Reply: they changed to one larger one instead of two larger ones. The larger units will produce more force inside of the house and will run less than with two smaller units.

Van Buren: asked if it was accurate if the developers were comparing their proposal to other homes further west. Reply: they have found the simple style duplex is more desirable and they will be going back to their architect to add more to the front facade based on comments they received today. He mentioned delaying the project another month would affect their negotiations with the current owner. Van Buren asked staff the distinction between semi detached and single family attached, more likely for commuters than families. Ziegler confirmed that is correct based on the size of the yard.

Richard: asked if the Commission made a positive recommendation and the Village Board approved the variances, but delayed the site plan approvals, if that would assist with their timeline for closing.

Pill: asked about renderings for the project. Reply: they do not have full renderings for this project, but they did do other projects in Westmont. Pill mentioned that anything will be an improvement, but not interested in simple and boxlike architecture. He would like to see more to the landscaping and for the front facade to match the homes further to the west and for the Commission to see the renderings. Reply: the homes that were mentioned were built during the housing collapse and all sold much less than what they were worth. The applicants want to make sure they are building to the price range of people who can afford it.

Thomas: would like to see some changes in the architecture, open to passing the variances and then working on the changes to the front.

Sharp: agree with facade recommendations. He asked about the a/c having only one unit for a duplex.

Reply: there is one a/c per unit.

Richard: agree with improving front look, asked if they are familiar with townhomes on Dallas. He stated that part of their job is to recommend an appropriate project to the Village Board, so they could push site plan approval to the August 17th meeting but still go forward on the Commission supported variances.

FINDING OF FACTS A & B

(1) YES=6 NO=0

(2) YES=6 NO=0

(3) YES=6 NO=0

MOTION A

Motion to recommend to the Village Board of Trustees to approve to a Zoning Code Variance request for relief from the minimum square feet per building in the R-5 General Residence District.

Motion by: Pill

Second by: Thomas

VOTING A

Van Buren--Yes

Sharp--Yes

Thomas--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.

MOTION B

Motion to recommend to the Village Board of Trustees to approve to a Zoning Code Variance request for relief from the maximum allowable density in the R-5 General Residence District.

Motion by: Van Buren

Second by: Carmichael

VOTING B

Van Buren--Yes

Sharp--Yes

Thomas--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.

MOTION C

Motion to move the discussion to approve to a Site and Landscaping Plan approval to build two new single-family semi-detached dwellings to the August 17, 2016 meeting.

Motion by: Pill

Second by: Sharp

VOTING C

Van Buren--Yes

Sharp--Yes

Thomas--Yes

Carmichael--Yes

Pill--Yes

Richard--Yes

Motion passed.

(8) Motion to adjourn.

Motion by: Van Buren

Second by: Carmichael

Meeting adjourned 7:35pm.